

PB# 93-39

Sky-Lom Dev. Corp.

4-2-14.12 & 14.22

93- 39 SKY-LDM DEV. CORP.
Lot Line Change (Loeb)

approved 2-16-94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12-3

December 3 1993

Received of Drake, Somers, Koel, Tarshis etc. \$ 50.00

Fifty and 00/100 DOLLARS

For Planning Board Application Fee #93-39

DISTRIBUTION

FUND	CODE	AMOUNT
CP #0034638		\$50.00

By Pauline H. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12-3

December 3 1993

Received of Pauline H. Townsend \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Drake, Somers, Koel, Tarshis etc Planning Board Application Fee #93-39 - Skycom Dev. Corp

DISTRIBUTION

FUND	CODE	AMOUNT
CP #0034639		\$150.00

By W. H.

comptroller

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall

NO. 93-39

11. 11 10 21

FUND	CODE	AMOUNT
CR #0034638		\$50.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline G. Townsend

Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

December 3 1993

Received of Pauline G. Townsend \$ 150.00
One Hundred Fifty and 00/100 DOLLARS

For Drake, Sommers, Loeb, Tarshis & Catania, P.C.
DISTRIBUTION Applicator Fee #93-39 - Sky-Lom Dev. Corp

FUND	CODE	AMOUNT
CR #0034639		\$150.00

By [Signature]

Comptroller

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551

NO. 93-39

February 16, 1994

RECEIVED FROM Drake, Sommers, Loeb, Tarshis & Catania, P.C.

One Thousand Eighty Four 00/100 DOLLARS

In Addition To Escrow Posted for Prof. fees for Sky-Lom

Account Total \$ 4084.00

Amount Paid \$ 4084.00

Balance Due \$ -0-

[Signature]
Nancy L. Hason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12

2/17 1994

Received of Drake, Sommers, Loeb, Tarshis & Catania, P.C. \$ 100.00

One Hundred and 00/100 DOLLARS

For P.B. 93-39 Approval Fee 100

FUND	CODE	AMOUNT
CR 9874		100.00

By Dorothy Hason

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Map Number 30-94 City ☒ New Windsor
Section 4 Block 2 Lot 14.12 Town ☒ New Windsor
Village ☐

Title: Sky - Lom New Windsor
Development Corp.

Dated: 11-2-93 Rev. Filed 3-4-94

Approved by James Resto Jr.

on _____

Record Owner Sky - Lom New Windsor Dev.
Corp.
(1 Sheet)

MARION S. MURPHY
Orange County Clerk

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

SKY-LOM OF NEW WINDSOR
DEVELOPMENT CORP.

TO

NEWBURGH ENLARGED CITY
SCHOOL DISTRICTSECTION 4 BLOCK 2 LOT 14.12
14.22RECORD AND RETURN TO:
(Name and Address)David S. Shaw, Esq.
Shaw & Silveira
40 South Roberts Road
Highland, NY 12528ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. _____ DATE _____ AFFIDAVIT FILED _____ 19 _____

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

BG20 Blooming Grove _____
CH22 Chester _____
CO24 Cornwall _____
CR26 Crawford _____
DP28 Deerpark _____
GO30 Goshen _____
GR32 Greenville _____
HA34 Hamptonburgh _____
HI36 Highlands _____
MK38 Miniskunk _____
ME40 Monroe _____
MY42 Montgomery _____
MH44 Mount Hope _____
NT46 Newburgh (1) _____
NW48 New Windsor _____
TU50 Tuxedo _____
WL52 Wallkill _____
WK54 Warwick _____
WA56 Wawayanda _____
WO58 Woodbury _____
MN09 Middletown _____
NC11 Newburgh _____
PJ13 Port Jervis _____
9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

JOAN A. MACCHI
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on _____

at _____ O'Clock _____ M.

In Liber/Film _____

at page _____ and examined.

County Clerk

CHECK _____ CASH _____ CHARGE _____

MORTGAGE TAX \$ _____

TRANSFER TAX \$ _____

ED. FUND \$ 5.00

RECORD. FEE \$ _____

REPORT FORMS \$ _____

CERT. COPIES \$ _____

RECEIVED

\$ _____
REAL ESTATETRANSFER TAX
ORANGE COUNTY

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of February, nineteen hundred and ninety-four

BETWEEN

SKY-LOM OF NEW WINDSOR DEVELOPMENT CORP., with principal offices
located at 430 Park Avenue, New York, New York 10022,

party of the first part, and

NEWBURGH ENLARGED CITY SCHOOL DISTRICT, with principal
offices located at 124 Grand Street, Newburgh, New York 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being more particularly described on Schedule A annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

SKY-LOM OF NEW WINDSOR DEVELOPMENT CORP.

By: _____

[Handwritten signature] sec

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF *Orange*

SS:

On the *17* day of *February* 19 *94* , before me
personally came *Isaac Shelton*
to me known, who, being by me duly sworn, did depose and
say that he resides at No. *430 Park Ave*
New York New York ;
that he is the *Secretary*
of SKY-LOM OF NEW WINDSOR DEVELOPMENT
CORP, the corporation described
in and which executed the foregoing instrument; ~~that he~~
~~knows the seal of said corporation; that the seal affixed~~
~~to said instrument is such corporate seal; that it was so~~
~~affixed by order of the board of directors of said corpora-~~
~~tion, and that he signed his name thereto by like order.~~
of the Board of Directors of said corporation.

Notary Public

JAMES R. LOEB

Notary Public, State of New York
No. 7582400

Qualified in Orange County

My Commission Expires September 30, 1994

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

SKY-LOM OF NEW WINDSOR DEVELOPMENT CORP.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. ;

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

SECTION

BLOCK

LOT

COUNTY OR TOWN

TO
NEWBURGH ENLARGED CITY SCHOOL DISTRICT

RETURN BY MAIL TO:

Zip No.

Reserve this space for use of Recording Office.

DESCRIPTION
for
Sky-Lom New Windsor Development Corp.
Town of New Windsor, Orange County, New York

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, shown as Lot No. 1 on a plan entitled "Sky-Lom New Windsor Development Corp. Lot-Line Change Plan", being more particularly described as follows:

BEGINNING at a point in the southwesterly line of Union Avenue where said line is intersected by the westerly line of the herein described parcel, running thence the following courses:

1. Along said westerly line, S 28 07' 10" W, 1,128.21' to a point.
2. Still along said line, S 29 31' 45" W, 103.78' to a point.
3. Still along said line, S 28 28' 07" W, 722.17' to a point.
4. Still along said line, S 27 43' 48" W, 677.62' to a point.
5. Along the division line between Lot No. 1 and Lot No. 2 as shown on the above referenced map, N 84 21' 39" E, 914.56' to a point.
6. Still along said line, N 85 37' 57" E, 619.86' to a point.
7. Still along said line, N 83 36' 13" E, 61.67' to a point.
8. Still along said line, N 42 05' 30" E, 263.88' to a point.
9. Still along said line on a curve to the left, having a radius of 935.00', a distance of 107.75' to a point.
10. Still along said line on a curve to the right, having a radius of 883.76', a distance of 390.56' to a point.
11. Still along said line, N 25 58' 07" E, 50.16' to a point.
12. Still along said line on a curve to the right, having a radius of 627.37', a distance of 488.97' to a point in the southwesterly line of Union Avenue.
13. Along said line, N 33 03' 43" W, 123.38' to a point.
14. Still along said line, N 36 57' 03" W, 299.33' to a point.
15. Still along said line, N 41 15' 43" W, 400.13' to a point.
16. Still along said line, N 33 01' 53" W, 207.55' to a point.

17. Still along said line, N 29 53' 22" W, 350.11' to a point.
18. Still along said line, N 44 46' 22" W, 276.14' to a point.
19. Still along said line, N 51 48' 40" W, 176.15' to the point or place of BEGINNING.

CONTAINING 66.13 acres of land more or less.

SUBJECT to a one hundred fifty (150) foot wide easement for Central Hudson Gas & Electric Company running in part along the westerly line and through a northerly portion of the above described lot.

SUBJECT to a view easement as shown on the above referenced map, said view easement being shown on a map entitled "Geygl'n Corp. Epiphany College Site Minor Subdivision", said map having been filed in the Orange County Clerk's Office on 4 April 1985 as Map No. 6982.

SUBJECT to a twenty-five (25) foot wide grading easement running along the southerly boundary of the above described premises.

SUBJECT to an easement and right-of-way shown on the above referenced Lot-Line Change Plan running through the above described premises generally in a southwesterly direction from a point on Union Avenue to the southerly line of the above described lot.

SUBJECT to a twenty (20) foot wide Sanitary Sewer Easement running through the above described lot as shown on the above referenced map.

The above referenced map is dated 2 November, 1993, last revised 30 November, 1993 and signed by John R. Petro, Jr., Chairman, Town of New Windsor Planning Board, on February 16, 1994 and is intended to be filed in the Orange County Clerk's Office.

The Grantor reserves to itself, its successors and assigns forever a grading easement 25' in width along the northerly boundary of a 50' wide strip of land connecting the two development areas retained by the Grantor all as shown on annexed Exhibit A. The 25' grading easement is marked in yellow on the Exhibit.

The Grantor reserves to itself, its successors and assigns forever an easement for access purposes over an area on Exhibit A marked in pink. The reservation includes the right of the Grantor to construct a road within the easement premises and upon acceptance of the road by the Town of New Windsor, the Grantee agrees to join in the deed of the road to the Town of New Windsor so that it can become a public road.

The Grantor reserves to itself, its successors and assigns forever an easement over the premises conveyed to the Grantee for the purpose of installing drainage facilities from the road to be constructed in the area marked in pink on Exhibit A to permit the discharge of storm water from that road into the detention area shown as the pond on Exhibit A. The precise location of the drainage easement shall be determined by agreement between the Grantor and the Grantee following the completion of the necessary engineering work by the Grantor and the Grantee. The Grantee agrees that the detention facilities to be constructed will be of sufficient size and capacity to accommodate the drainage runoff from the road to be constructed by the Grantor. In the event the Grantee installs drainage facilities which benefit the Grantor, the Grantor agrees to pay any incremental costs resulting from the installation of larger size drainage pipe for the benefit of the Grantor.

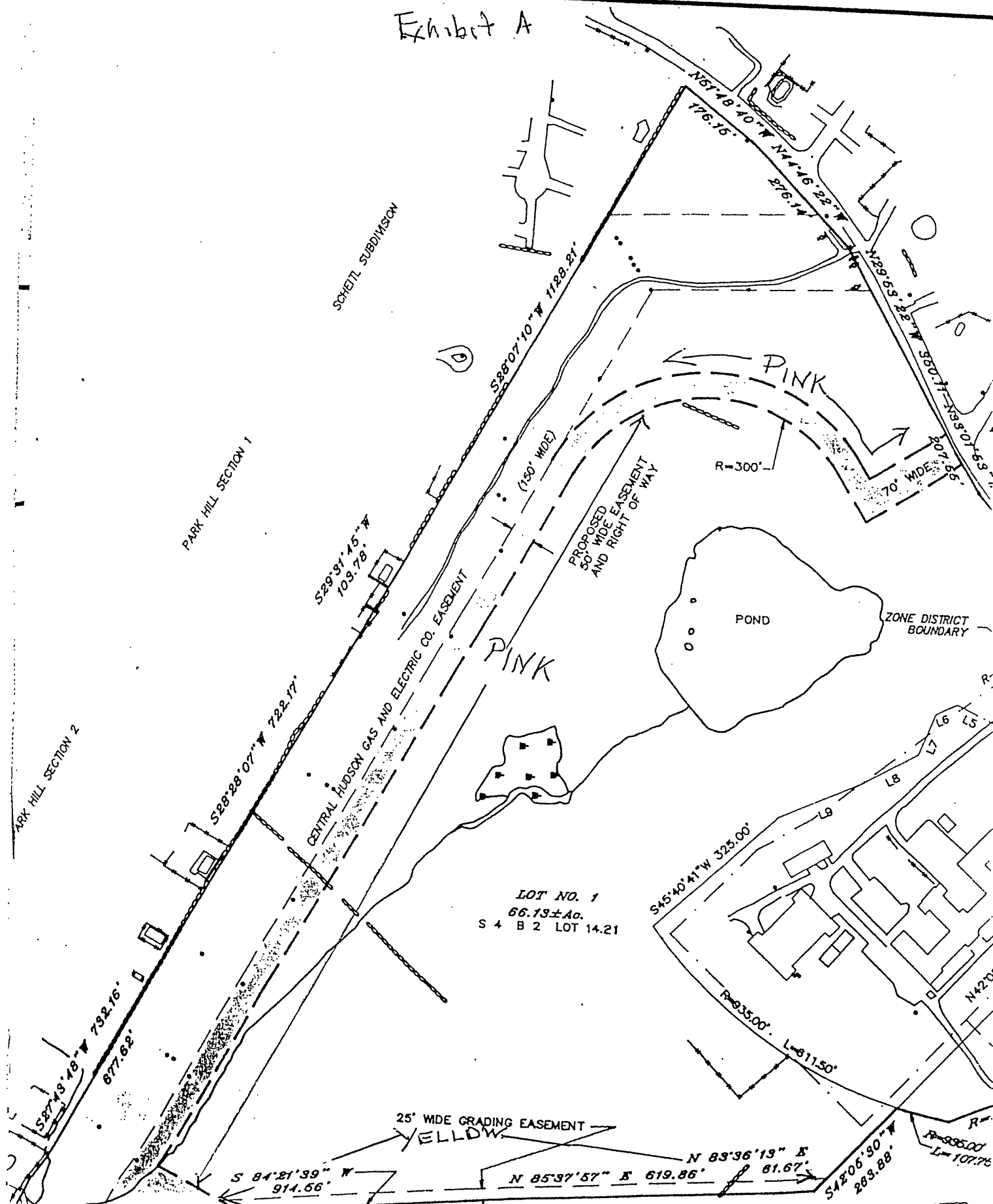
The Grantor reserves to itself, its successors and assigns forever an easement over lands to be conveyed to the Grantee for the purpose of installing drainage facilities from the road to be constructed south of the 25' wide grading easement shown in yellow on Exhibit A for the purpose of discharging storm water from that road into the detention pond on Exhibit A. The precise location of the drainage easement to be determined by agreement between the Grantor and the Grantee following the completion of the necessary engineering work by the Grantor and the Grantee. The Grantee agrees that the detention facilities constructed will be of sufficient size and capacity to accommodate the drainage from the road to be constructed. In the event the Grantee installs drainage facilities which benefit the Grantor, the Grantor agrees to pay any incremental cost resulting from the installation of larger size pipe for the benefit of the Grantor.

The Grantor hereby reserves to itself, its successors and assigns forever the right to install water and sewer lines for its benefit within the premises conveyed to the Grantee at such locations as the Grantor and the Grantee agree upon once the engineering work has been done.

TOGETHER WITH an easement in favor of the Grantee, its successors and assigns forever over, under and through lands of the Grantor for the existing sewer line running from the Epiphany College buildings on the premises conveyed to the grantee, in a generally easterly direction to NYS Route 32. The easement being 20' in width; the grant of the easement for the purpose of the continued operation of the sewer line together with the right to maintain the line. The Grantor and the Grantee further agree that in the event the existing sewer line is relocated by mutual agreement between the Grantor and the Grantee, the Grantee will execute documents to surrender its rights to the easement granted herein. The Grantor and the Grantee agree that in the event the sewer line running from the lands of the Grantee to NYS Route 32 becomes a public line that both the Grantor and the Grantee will use the public line and will join in such documents as may be necessary to convey the line and the easement to the Town.

JRL/ef/61937
3268.37,608
2/17/94

Exhibit A



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-39

NAME: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.
APPLICANT: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/16/94	PLANS STAMPED	APPROVED
12/08/93	P.B. APPEARANCE	LA:ND APPROVED
	. BOARD REQUESTS TO SEE A PLAN WHEN READY FOR NEW SCHOOL	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-39

NAME: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.

APPLICANT: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/03/93	MUNICIPAL HIGHWAY	12/23/93	APPROVED
ORIG	12/03/93	MUNICIPAL WATER	12/23/93	APPROVED
ORIG	12/03/93	MUNICIPAL SEWER	12/13/93	APPROVED
ORIG	12/03/93	MUNICIPAL SANITARY	/ /	
ORIG	12/03/93	MUNICIPAL FIRE	12/06/93	APPROVED
ORIG	12/03/93	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-39

NAME: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.
APPLICANT: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/03/93	L.L. CHG. MINIMUM	PAID		150.00	
12/08/93	P.B. ATTY FEE	CHG	35.00		
12/08/93	P.B. MINUTES	CHG	94.50		
01/05/94	P.B. ENGINEER FEE	CHG	1104.50		
02/16/94	REC. CK #18513	PAID		1084.00	
		TOTAL:	1234.00	1234.00	0.00

MEMORANDUM FOR FILE

DATE: February 17, 1994

On this date: I received a message on my voice mail from
2/16/94 (after 4:30) from Mark Edhall in Florida - He said
he received a fax of the deed description from J. Lee's
office. He ~~said~~ said there is one small typo error
but it is OK to sign the plan if it is OK with
Jim Petros and all fees are paid.

(72)

PLANNING BOARD FILE NUMBER: 93-39

MEMORANDUM FOR FILE

DATE: February 15, 1994

On this date: I received a call from Mark Edsall in Florida. He said that ^(9 Feb) Sky-Lane is including the sewer easement in the deed rather than on the map. He is reviewing via fax trans. - Verbally it seems ok. -

I also confirmed this with Jim Petro and asked him if A. Krueger should review it. - He said he didn't think it was necessary.

Once fees are paid and description is received plans can be signed as per: H. Meyers

M. Edsall

J. Petro.

(m)

MEMORANDUM

TO: GEORGE MEYERS, SUPERVISOR
FROM: MYRA MASON, PLANNING BOARD SECRETARY
SUBJECT: SKY-LOM LOT LINE CHANGE STATUS
DATE: FEBRUARY 15, 1994

Dear George:

On this date, I received a call from Mark Edsall calling from Florida. He said he had talked to Mr. J. Loeb, Attorney for the Sky-Lom Lot Line Change. Mr. Loeb informed him that they are including the sewer easement for subject property in the deed, rather than on the map. Mark said he discussed it verbally with Mr. Loeb and it seems acceptable.

I then received a call from Mr. Loeb who informed me that he was faxing a copy of the deed description to Mark Edsall in Florida for his review.

I also confirmed this with Jim Petro, P.B. Chairman and asked if he thought Andy Krieger should review the deed. He said he did not think it was necessary and once a copy of the description and all fees are paid, the plans can be stamped, signed and released.

If you have any further questions, please let me know.

Very truly yours,

Myra Mason
Myra Mason, Secretary to the
Planning Board

MLM:mlm

cc: P.B. File #93-39

PLANNING BOARD FILE NUMBER: 93-39

MEMORANDUM FOR FILE

DATE: February 14, 1994

On this date: George Meyers informed me that
once the Sewer Easement is satisfied and
the fees are paid, the plans for Sky-Low
are OK to sign.

(M)

PLANNING BOARD FILE NUMBER: 93-37

MEMORANDUM FOR FILE

DATE: January 31, 1994

On this date: I received a call from Mark Edsall.
He said there are changes to be made to the
plan before having it signed.
He also said he notified Bill Wilder that
there are changes to be made.

Hold for approval from Mark Edsall.

Something re: Sewer Easement.

PLANNING BOARD FILE NUMBER: 93-39

MEMORANDUM FOR FILE

DATE: January 5, 1994

On this date: I received a call from
Andy Krieger, P.B. Attorney. He said he has
no problem with the L.L. Change being signed
approved as it stands.

(m)

1-21-94 I spoke to Jim Loeb - he said he has
notified everyone of the fees due and I should wait
to hear from him.

(m)

RESULTS OF P.B. MEETING

DATE: December 8, 1993

PROJECT NAME: Sky-Lane L.L. Chgo. PROJECT NUMBER 93-39

LEAD AGENCY: 1 (Petro) Abstain * NEGATIVE DEC: 1 (Petro) Abstain

M) ✓ S) L VOTE: A 3 N 0 * M) ✓ S) L VOTE: A 3 N 0

CARRIED: YES ✓ NO 0 * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL: 1 Abstain (Petro)

M) ✓ S) L VOTE: A 3 N 0 APPROVED: 12-8-93

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Atty fee (None)

Called the Board. Ron L - No Problem; Carmen D.

(V) Requests that the Board of Education show us a plan, when they are ready, for a new school.

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00 Pd
ESCROW (\$150.00 - \$400.00) \$ 150.00 Pd

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00
PRELIMINARY PLAT APPROVAL..... 25.00
FINAL APPROVAL..... 50.00 Pd 2/16/94
TOTAL APPROVAL FEES L.L.CHG....\$100.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 1,104.50
PLANNING BOARD ATTORNEY FEES:\$ 35.00
MINUTES OF MEETINGS\$ 94.50
OTHER\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 1,234.00

Less Escrow: 150.00

Due

\$ 1,084.00

Pd 2/16/94

Notified Eve of Jim Loeb's office on 1/5/94 of above fees due.

SKY-LOM LOT LINE CHANGE (93-39)

James Loeb, Esq. and William Hildreth, P.E., of Grevas & Hildreth appeared before the board for this proposal.

MR. LOEB: I apologize to the board, I have been in Cornwall Town Board meeting, it took longer than I had anticipated and I apologize. I always try to be early, much less on time and I extend apologies and I want to tell you that I'm sorry. My name is James Loeb and I'm appearing for Sky-Lom New Windsor development Corporation and I'm accompanied by Bill Hildreth, our surveyor who has just put a plan up before you, Isac Shalom (phonetic), who's generally with me, is with us tonight in spirit, it is the first night of Hanukkah and he's just not available. I spoke with him and he is here in spirit, if not in person. Sky-Lom has contracted to sell a parcel of land to the Newburgh Enlarged City School District, that parcel contains the buildings, Ephiphany College buildings and is more than the existing lot on the filed map. We're here this evening requesting a lot line change to enlarge that lot to approximately 66 acres so that we can sell it to the school district. And I would like the record to indicate that there's a strong contingent from the school district present, James Gingrich (phonetic), the President of the School Board is here, Richard Sanders, Andy Bianco, and Bill Lahey and if I missed anybody, I apologize. We have Dr. Phil Lahey, who is the Superintendent and Charles Winters, the Associate Superintendent and they are well represented by David Shaw, their counsel also here present. I would ask Mr. Chairman for Bill to review the lot line change plan which has previously been submitted to the board.

MR. PETRO: At this time, for the record, I'd like to let it be noted that I am an adjoining property owner and being an adjoining property owner, I'll not vote on this application but I'll conduct the meeting. It's my residence, it's my primary residence.

MR. HILDRETH: Okay, as Mr. Loeb said, this is a lot line change between two parcels, the previous subdivision or previous map reference is another lot line change that was done around the school buildings,

it created a 10.98 acre parcel. We are adding to that 10/98 acre parcel, 55.15 acres and generally, it is the northerly portion of the entire property. It runs from a point on Union Avenue and follows a line that goes along, if you remember the older site plan, there was approved with all the units on it, that is the reason for the configuration of the lines, it follows some of those roads. Continues along in a southwesterly direction to a point 50 feet away from the southerly boundary, runs along that line 50 foot strip to the western line and closes out to Union Avenue again. We've shown along the Central Hudson right-of-way which is on the westerly side a 50 foot easement, that road location and its point of entry on Union Avenue coincide with that plan I previously mentioned, the Ephiphany site plan. Alongside of this 50 foot connecting strip which is going to connect the remaining commercial piece on the corner of 32 and Union Avenue to the residential piece in the back that strip is 50 feet wide, as I mentioned. We've shown along that strip a 25 foot grading easement which may be he required if there's a road constructed there, it would appear that we have shown it over the entire length of that 50 foot strip, it would appear that it may not be necessary to utilize that entire length so that, so we may revise that.

MR. PETRO: The reason for the road being in that place, can you give us a reason why the road?

MR. HILDRETH: We have to connect the remaining lands.

MR. PETRO: Was that the two roads into the back parcel, was that a condition earlier set forth by the Planning Board of a different time to have two roads.

MR. HILDRETH: Two points of entry or exit.

MR. PETRO: Also the road that is on the southerly side is in that position because if my teaching is correct, it's illegal in New York State to have a road going through the center of school property therefore bisecting the property you can't have the road going through the property on any other spot because you'll have property on both sides of the road, is that

correct?

MR. LOEB: When we met with the school, that was the location that fit their plans and it's also the location of the original road and most important of all, it accesses the property at the point that the engineering consultants for the Town and the county and our traffic consultants had selected was the appropriate place and the location of that access point was one of the fixed determinatives when we prepared the property line.

MR. EDSALL: You're talking about different roads, I think you're leading toward the southerly property line.

MR. PETRO: Correct.

MR. EDSALL: Jim was answering on the other right-of-way to Union Avenue.

MR. HILDRETH: The reason for the connecting strip is to retain two lots, all right, and this is the strip that makes this one contiguous lot.

MR. VAN LEEUWEN: I don't follow what you mean.

MR. DUBALDI: To prevent that from being landlocked.

MR. HILDRETH: Correct.

MR. LOEB: And the Chairman's question that I misunderstood is correct, otherwise the road would bisect the school property and that is not appropriate or possible either so that that was the reason it was located as far to the south as it was.

MR. VAN LEEUWEN: Jim, what's the school buying?

MR. HILDRETH: If I may trace it for you.

MR. LOEB: I'll work with you, Hank.

MR. BABCOCK: Watch on the map Hank.

MR. HILDRETH: It's easier to see from your distance if I do it this way.

MR. VAN LEEUWEN: They are keeping the two lower points looking at the map?

MR. KRIEGER: This is the approved Grand Union thing.

MR. VAN LEEUWEN: Right, that is to the right and that big piece on the left I thought that was part of the 66 acre piece.

MR. LOEB: No, it's not.

MR. VAN LEEUWEN: Jim just cleared me up, in other words, they are just buying the top part of it.

MR. HILDRETH: That is correct.

MR. LOEB: Bill has it outlined in the heavy color on the map that is on the easel.

MR. LANDER: Mr. Loeb, you were talking about your original access to this piece of property that was--

MR. LOEB: That is correct.

MR. LANDER: --on the original Sky-Lom application?

MR. LOEB: Yes, the one that accesses directly onto Union Avenue and that was a point the consultants, all the engineers including Town's engineer felt was a critical point to maintain and we have maintained that.

MR. KRIEGER: You have shown here an easement going across the proposed to be remainder on the east, is that easement memorialized anywhere?

MR. LOEB: That easement was granted by a prior owner to Sky-Lom. In fact, maybe two prior owners and as I had discussed with the board before, I believe that was placed on the record prior to the new tax act and I believe the prior owners put that on there, nothing wrong with it, to take advantage of a tax deduction which was then available to someone who encumbered

property to preserve and view. It appears on all of the maps of record that being the case, we prepared the site plan for the PUD, we maintained that and frankly I'm not sure that we have the power to take it off the maps so we've kept it on there. And all the development respects that and the school is aware of it of course it benefits everyone as a result of it.

MR. KRIEGER: When you say memorialized, I know it's on the plan, is it describe anywhere in the metes and bounds and does it appear on any deed?

MR. LOEB: Not that we have ever been able to find. But it was on the plan when Sky-Lom acquired the property and I did not represent them then but I have the documents the title documents when they acquired it, I don't think that anyone believed that they could eliminate it. And it's going to be carried forward as long as the plans are on record.

MR. PETRO: Mr. Loeb, I'll direct my question to you. What does this lot line change, proposed development do to the existing lot that goes along to the Sky-Lom property?

MR. LOEB: One of the things it does, check my notes because Bill did the counting, it eliminates 182 of the 537 dwelling units because they'll no longer be on land that is part of the PUD. It preserves the commercial site which fronts on Route 32 which this board reviewed several years ago.

MR. VAN LEEUWEN: Housing was never approved.

MR. LOEB: No.

MR. VAN LEEUWEN: Shopping center was approved.

MR. DUBALDI: Is that dead?

MR. LOEB: My understanding is that when the economy finally turns around, when banks have money to lend, the companies that were interested in developing this as a shopping center and putting a major food store will return but at the present time, until money

becomes available, everyone is sitting but that remains. Housing units that are within the new lot which we propose to sell to the school will be lost and the rest of the configuration stays the same. We were most concerned about the road pattern because that was the spine road that comes up from 32 and the road that comes in from Union Avenue were critical locations. We were able to renegotiate with the school, the school understood the importance of that access point and our sale takes that into consideration.

MR. VAN LEEUWEN: Jimmy, the PUD is now withdrawn right?

MR. LOEB: No, it still exists but a big chunk of it no longer will be developed that way. The remaining housing is still there. It's reduced by a 182 of the 537 units which the board approved.

MR. VAN LEEUWEN: That is right, the board did approve the amount of the units but it was never approved by the Planning Board.

MR. LOEB: There's been no site plan submitted, you're absolutely correct. And the next step I mean would be for someone to come in and say we're now ready to start the development. You'll remember that at the time our engineer said that the plans would have to be prepared on a much better scale when the site plan or subdivision application is made and that has not yet been done. My guess is that again--

MR. VAN LEEUWEN: Very hairy subject now.

MR. PETRO: PUD is still valid on the remaining Sky-Lom properties is what you're saying?

MR. LOEB: I believe so but of course there's nothing before the board. There's no approval requested for any of the units.

MR. VAN LEEUWEN: As far as I'm concerned, the way I look at it now you're violating the PUD.

MR. LOEB: That is why we have come in tonight to show

this to you. I would tell you Hank that if what we were proposing increased the number of houses or the density or expanded a commercial area to have that sort of effect on it or we were asking for more, I would be in a slightly different position.

MR. PETRO: In the PUD, it's my impression that you'd also have to have office. Do you have to have all the components to make a PUD? Because removing the big office building up in the right hand side--

MR. LOEB: Removing what was 10,000 square feet I'm not sure that we have to have it.

MR. PETRO: Follow what I am saying all the components to make up the PUD now you're not to have one.

MR. LOEB: What we're maintaining is the key commercial component which is the shopping center.

MR. VAN LEEUWEN: We can't withdraw that as far as I'm concerned. I'm not an attorney by any means but by taking this piece of parcel out of the PUD, you violate the PUD.

MR. PETRO: That might be an argument for another time.

MR. KRIEGER: I think you're right, it's an argument for another time but Hank, Mr. Van Leeuwen, is correct in putting them on notice that this isn't time to resolve the argument putting them on notice, that this is an argument that they may have to deal with at such time as they try to develop the balance of the parcel.

MR. VAN LEEUWEN: I would suggest that you drastically reduce housing.

MR. LOEB: We have by 182 units.

MR. PETRO: Any of the members have any comments on the configuration of the lot line?

MR. VAN LEEUWEN: I have no problem with the lot line, that roadway, this is the first time I've seen the map. I'd like a little time to swallow it, I do not want to

make a decision tonight. I don't want to follow-up any plans or anything like that because I'm a person for progress and I would like to dig into that PUD thing a little bit more because as far as I'm concerned, it violates the PUD.

MR. DUBALDI: I just had a general information question. How long is the, I mean obviously this is going to be a road that is bisecting, I shouldn't say two parcels but two large group of open space, how long is the road going to be in here?

MR. HILDRETH: Just in that space there, between your fingers, 1,300 feet.

MR. PETRO: They didn't give us any information with what you think might happen with the PUD, is that what you are looking up now?

MR. KRIEGER: Yes, I'm starting to look into it now. It's a question of first impression I just heard tonight so I am not prepared to render any kind of final decision but my initial reaction is that when the PUD was approved by the Town Board, they approved it under the conditions that were presented to them at the time. If the conditions changed, then I think there's serious question as to whether that approval would be permitted to continue because that isn't what they consider it.

MR. VAN LEEUWEN: We considered a PUD of the total property. Now this is not really a discussion we have to get into tonight because this is being removed as far as I am concerned, it knocks out the PUD and I know it does.

MR. LOEB: I would like to ask the board to concentrate on the lot line change tonight. I'm advised by the school and if you wish to hear from them, they are prepared to discuss it at this time. It is as important to them as it is to everyone else that they do have a schedule and we had hoped, we had hoped that the lot line change could be accomplished tonight. I understand that not everybody had a chance to look at the plan perhaps you may want to take another look at

it, and I don't know whether you would like to hear from the school or you just like to look at the plan.

MR. PETRO: Bill, would you like to say something?

MR. WILLIAM LAHEY: I have been involved in this Ephiphany project from the beginning as much as anyone else. For the last number of months, we have been involved with the Town of New Windsor to come up with Mark Edsall, with Mr. Petro, with Mr. Green, with Mr. Babcock and others, Mark Edsall, more than on a few occasions to find out what you're requirements were of us to make this change effective. All right, we have in concert with Sky-Lom have complied with every request put forth by the Town of New Windsor and I mean every request right down to the drainage easement which was your request. I don't see why after three months all right of discussion we now need to study the thing further. This is not new news. Things have been available. It shouldn't be a surprise to anyone. You were ready before to give a lot line change before on River Road tonight, I think that this is something that deserves your consideration this evening. And the point's been made what happens to the PUD. That is a fair question. My thought would be that it kills the PUD but that is not germane to what's being discussed tonight.

MR. VAN LEEUWEN: I just wanted to make Jim aware that is what's going to happen.

MR. LAHEY: We have dealt in good faith with the Town of New Windsor and with your agents and we deserve that consideration, I think.

MR. PETRO: Mr. Lahey?

MR. PHILIP LAHEY: Phil Lahey, Superintendent of Schools. We have a some serious problem and we're under a real time line, as you probably know. At the present, we're about 11,300 youngsters and certainly by September, everything equal, 11,500. We're picking up just shy of 100 youngsters from last time to this time a year ago since our official enrollment of October 1st. You know we're the ninth largest district and

growing and not only the quality of our schools with three national recognized schools but we are in dire trouble. I know I have two schools in the elementary school that I can't fit the youngsters in for September out of the 11 so we're really pressed for space. Not only that if you look at our enrollments and I'd be happy to do our projections for you, all our kindergarten right through grade 4 are in excess of 900 kids, and they are moving up. Now what's happened to us in the last year year and a half, our junior highs and our high school have picked up anywhere from 60 to 200 youngsters. We're looking at very shortly by 1996 I'll have over 2,800 youngsters that I can't accomodate in two buildings so the plan of attack we need desperately to move the sixth grade out very frankly, very candidly they should be moved out for this September out of the elementary schools to provide adequate instructions. I can't do that physically so we're planning to move into this site by September of 1996. Obviously, I need three months prior to that. We've just received all the initial approvals from State Education, now in my possession as soon as we can go to closing with the Sky-Lom people, we'll immediately within 24 hours start building this. We have been working on it for four months.

MR. VAN LEEUWEN: Can we have an idea what you're going to do? I don't think there's a person who knows really what the plans are. This is all new to us.

MR. PHILLIP LAHEY: Our district is on a pattern of pre-K to 5 in our elementary schools. Secondly we're going to build a middle school here. This will be 6, 7 and 8, roughly 800 youngsters, the other two now known as North and South Junior High will also be 6, 7 and 8 and the high school will be expanded to include 9 through 12, presently it's 10 through 12. We need three schools to handle those 2,800 youngsters at that level 6, 7, 8, this is one of them. Roughly 800 youngsters, the other two will be 900 to a thousand in order to accomodate this so a thousand, a thousand plus 800 is 2,800.

MR. VAN LEEUWEN: Sir, we also have another problem, okay, our sewer capacity is at a maximum. We have to

take all these things into consideration. Our water capacity is not at the maximum. We're in the process of getting that changed and taking care of but our sewer plant is at the maximum.

MR. WILLIAM LAHEY: What's your schedule to fix that? We're talking about 1996 opening.

MR. VAN LEEUWEN: The way I understand it and I don't know all the details, they are planning to close the Harriman Plant and put a big one in New Windsor, Mary's had the plans in her office for a year and a half and they are collecting dust, like everything else Mary has done. And it has not moved. Until that moves and she approves it, we can't do a thing. We can't do anything. To increase our capacity for sewer capacity, we start working on our plan, if somebody is willing to privatetise and build a plant, Greg, aren't you involved in that, in the Dave Plotkin thing for the sewer plant?

MR. SHAW: I'm cognizant of it but not directly of it.

MR. VAN LEEUWEN: Mr. Loeb?

MR. LOEB: I'm aware of it but not involved.

MR. LEEUWEN: That has been holding this up for a year and a half. It's been in the County Executive's office for a year and a half but it's not approved. We'd love to see things break out.

MR. PETRO: These buildings are not presently hooked up into the Town of New Windsor sewer.

MR. VAN LEEUWEN: Yes, they are.

MR. PETRO: It was a school at one time.

MR. VAN LEEUWEN: Yes but you're going to have a lot more children and going to go put another building up and really and I hate to put a damper on the plans but we should find out if at this point we can handle all this cause we don't know Bill and I'm not saying it to be facetious or nasty, we don't know where we are at

with this thing and last week, our Supervisor came out against it and that doesn't mean that this board has to take that into consideration, it doesn't.

MR. WILLIAM LAHEY: Is that germane to the lot line change? Isn't that the next step we go through?

MR. DUBALDI: There's also the question of the PUD and I would like to talk to the Town Board members and also find out what the status of the PUD is before I think we should proceed with that. I'm just one member and that is just my opinion. But I don't know how the other board members feel, we're not even dealing with water and sewer capacity and all that but I would like to know what the status of the PUD is if we do approve this.

MR. WILLIAM LAHEY: What does that have to do with a lot line change?

MR. DUBALDI: Now you're affecting something that was already pre-approved by the Town Board.

MR. WILLIAM LAHEY: It does not effect the lot line change.

MR. VAN LEEUWEN: I think we're, I'm not happy with what I've seen. We've dealt in good faith with the Town for three months.

MR. VAN LEEUWEN: Unfortunately, this board that goes for myself have not seen this map. We've seen nothing completely at all. Did you see any of it?

MR. PETRO: Part of it.

MR. LANDER: First time I've seen it.

MR. VAN LEEUWEN: And I hate to hold it up.

MR. PETRO: I'm not one to hold up anything. That is not what I am here for.

MR. WILLIAM LAHEY: When did you give approval for 179 units to Windsor Crest?

MR. VAN LEEUWEN: About five, six years ago.

MR. WILLIAM LAHEY: And they get--

MR. VAN LEEUWEN: That project has been going on for 20 years and the original approval for that project was 425 units and we have brought it down and down and down. Right James? He's represented it.

MR. LOEB: I'll say with all due respect to all of you, I think that the question of the existance, continued existance and validity of the PUD is really not before you. You have agreed with me that that portion of the PUD that deals with the commercial site on 32 you're pleased to continue to think of as viable and I think we all are. There's no question that the units that are within this expanded lot are lost forever from the PUD. They are gone. The impact--

MR. VAN LEEUWEN: Sky-Lom wants to squeeze the other rest of that property, if I know them.

MR. LOEB: Impact on the PUD is substantial lessening of density and the impact on all of the environmental aspects that were weighed and measured is going to be less. The crucial question in the PUD and you'll remember those of you who were on the board and I think everybody here was, dealt with traffic and the access point of the traffic and the one thing that we did and I'll tell you that we worked closely with the Town Engineer, was to make sure that the access point on Union Avenue was preserved in exactly the same location. That many seemed to all of us to be the key issue and we were able to resolve that with the school's cooperation. What Bill Lahey said is a hundred percent correct, each of the requirements that we transmitted to the school an many of our requirements did arise from your consultant's suggestions, were accepted by the school. Each and every one. There has been a very real and sincere spirit of cooperation between the school and Sky-Lom to get to this point. You have heard Phill Lahey discuss the school needs and time is important. I can only ask you to consider what's before you and ask you to act

favorably on it so that we can convey to school board.

MR. VAN LEEUWEN: The only reason why I mention is to put Mr. Loeb on notice that so far as I'm concerned, the PUD is out will.

MR. LOEB: And to break my chops.

MR. KRIEGER: The 50 foot right-of-way or the strip that you propose to retain that connects the two parcels, for the purpose I understand it, it's your intent to propose the road going there.

MR. LOEB: Yes.

MR. KRIEGER: As the PUD plan as it previously existed, did it call for a road in exactly that location?

MR. LOEB: No.

MR. KRIEGER: Then while I agree with you that the PUD is not at this point before the board, the applicant, Sky-Lom, should be aware that if the board approves this lot line change, it is not the intention of the board to defacto convey any approval or any indication that a road will be allowed to go in there, simply you have had reserved the space. Doesn't guarantee that they are going to put a road there.

MR. LOEB: I understand that and I indicated before that when specific proposals are developed, they have to come to this board. The board should also understand that in part, the location of the road was developed by engineering process, our engineers, other engineers and including the Town's consultants to make sure that two means of access were provided to every area in the PUD. So that we did think about that.

MR. KRIEGER: I understand the proposal was made carefully and after thinking you should just understand regardless of how careful that is, it has nothing to do with the school, nothing to do with the lot line change but Sky-Lom cannot rely on the fact that that is defacto approved as a roadway if the board should approve the lot line change it may not be allowed.

MR. LOEB: That is a fair comment and we know we'll be back here.

MR. VAN LEEUWEN: That is not what the issue here tonight is. The lot line change and what we should only consider is the lot line change one more bone I have to pick with you, Jimmy, when are we going to get rid of the old house, the fire trap you and I have been arguing that, I don't know how long.

MR. LOEB: I'm not sure whether that is a historic landmark.

MR. VAN LEEUWEN: It's just a simple lot line change, I think you ought to poll the board, leave everything else out but just the lot line change, even the sewer and all that, all the capacity and everything else has to be handled at a later point when they bring a plan to put up a building, that is when they've got to address that.

MR. PETRO: This application is to only concerned with the lot line change. None of the other sewer capacities, at this time so I'll do a poll of the board. Let's look at the other comments in Mark's comments before we even poll the board. And I think we can do a couple of these regardless of what we have to do.

MR. EDSALL: I think you have done all of them already basically just to help you along my first comment just explaining some of the information that the applicant's representatives have explained. Mainly the access routes which they've called me on numerous occasions and we've discussed them and we've also through technical work sessions discussed the access routes and the attempt has been made on their part to salvage as best possible the traffic patterns of the approved PUD. Other than that, my comments are recommending that you discuss certain issues and you have already done that.

MR. VAN LEEUWEN: As far as I am concerned, PUD is.

MR. DUBALDI: If we approve this lot line change, do we

have the power to change the PUD that the Town Board approved?

MR. VAN LEEUWEN: No.

MR. DUBALDI: How does this board have the power to change what the Town Board approved in the PUD, that is my question, Mr. Chairman?

MR. VAN LEEUWEN: That can't be answered right now that is really not the point.

MR. DUBALDI: They are asking us to make a determination tonight.

MR. VAN LEEUWEN: They are asking us only one thing that is the only thing you should keep in mind, the lot line change, the simple lot line change, leave the PUD, leave the sewer, leave every other question out of it.

MR. VAN LEEUWEN: I just heard something else, do you realize we're not even going to see a site plan on this? They go to the Board of Ed, they do not come in front of this board, nothing to do with the Planning Board. I wonder if they'll be able--

MR. WILLIAM LAHEY: Every building we've done in New Windsor we've dealt with the Planning Board. They did it on Temple Hill and the addition in New Windsor and the did it in Vails Gate.

MR. DUBALDI: Is that voluntary or mandatory?

MR. WILLIAM LAHEY: Voluntarily.

MR. KRIEGER: If they commit themselves they are committed and if they say now they'll submit their application to site plan review, then that would be a condition of your approval and they would be bound.

MR. PETRO: Would the school Board be willing to come to the New Windsor Planning Board with the proposed site plan?

DAVID SHAW, ESQ.: My name is David Shaw, attorney for

the School Board, we can't make a promise which is inconsistent with our authority under the New York State Education Law, we have a subdivision of the University of the State of New York as a school district. Our properties are governed, regulated and controlled by the New York State Education Department. So I would be reluctant to do anything more than under the State Education Department. I offer that we'll come before you as good neighbors in a good government model to show you what we've planned but we cannot submit to your jurisdiction when the true jurisdiction lies with the State Education Department. It would be a fraud to represent ourselves otherwise.

MR. VAN LEEUWEN: What if we don't have the capacity in the sewer?

MR. DAVID SHAW: I think there has to be a sense of reasonableness as we plan along, we'll try to coordinate with you to make sure there's a health and safety premise for the students as well as for the residents of the Town.

MR. WILLIAM LAHEY: We have another point if just as a for argument's sake, if we wanted to go out and buy land on Temple Hill Road, all right, and buy 60 acres, and put a school up, you would be in the same position all right we're going to build a school somewhere. We have to. I'm not saying it will be New Windsor. I'm not saying where but we're going to have to do something and that problem might come back to bite you anyway, all right.

MR. VAN LEEUWEN: There's three schools in the Town of New Windsor now. How many schools in the City of Newburgh?

MR. WILLIAM LAHEY: Seven.

MR. VAN LEEUWEN: How many in the Town of Newburgh?

MR. WILLIAM LAHEY: Four and at the present time, we have less capacity seats in New Windsor than we have students from New Windsor and I don't want to get involved who goes where but that would help equalize

that balance.

MR. VAN LEEUWEN: Jim, like I said before, we really have to discuss strictly lot line change. Mr. Chairman, I suggest you poll the board.

MR. PETRO: We're talking on the lot line change, what's your opinion?

MR. LANDER: I wasn't here in '85 when this was originally subdivided but I was here for the lot line change, original one. Now I have no problem with this lot line change. I don't think the PUD, I'm not an attorney, so I don't know if the PUD is going to be effected by this, by our changing this lot line change but I have no problem with it.

MR. KRIEGER: It's a subject which attorneys can.

MR. DUBALDI: I think Ron pointed out a very good point we're not attorneys and I would like to know before I vote yes on this whether or not we're doing something illegal. We're superseding the power of the Town Board for PUD.

MR. VAN LEEUWEN: No because you're talking about removing, okay, the question he to be seen if the Town Board, it's going to go back to the Town Board for approval of a PUD. It has to because part of this project was brought to the Town board, explained to the Town Board as a concept. That concept is no longer there, it wipes itself out. So, what has to happen to this thing it's got to go back to the Town Board and as far as I'm concerned, it comes to me just as one member. Let it go back to the Town Board. Let the Town Board make the decision against the PUD or not and I guarantee you they won't.

MR. KRIEGER: If I may, the approval of the PUD in the past confers a right on the applicant but not an obligation. In other words, they now have the it, they would have PUD approval but if they decided not to develop the property in accordance with that plan, they can decide to do that. The risk that they run is that they may have to and that is the subject on which

there's been some discussion and some difference of opinion, whether they have to go back and get that PUD approval again they are putting that at risk. But they can elect to do that. It's their risk to take if they want to if they want to sell off part of the property and jeopardize the PUD, they can do that. It doesn't, the PUD approval does not confer on them an obligation to develop the property only in that way.

MR. VAN LEEUWEN: Mr. Chairman, I'd like to make a motion we declare lead agency, the New Windsor Planning Board.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Sky-Lom lot lane change. Any discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	ABSTAIN

MR. VAN LEEUWEN: I'd like to make a motion that we declare negative dec regarding SEQRA process.

MR. LANDER: Second it.

MR. PETRO: motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Sky-Lom lot lane change. Any further discussion from the board members?

MR. EDSALL: I may want to get on the record that you are scope for taking review for SEQRA is extremely narrow and purely the lot line change and any development on either of the parcels would be subject to its own SEQRA review and its own findings from that action and obviously those individual actions have the responsibility of determining what impacts may or may not occur.

MR. PETRO: That being the feelings of the New Windsor Planning Board, is there any further discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	ABSTAIN

MR. VAN LEEUWEN: I'd make to make a motion, I'd like make a motion to approve the subject lot line change if the School Board sees fit to at least show us a plan what they are going to eventually do with the property and take into consideration our problems in the Town of New Windsor and work closely with us and the Town Board and see if we can't all work for the community together. I think that is what this whole thing is about.

MR. KRIEGER: What I comment before you poll the board. With respect to the sewer, taking into account what Mr. Shaw said about the control and being with the State of New York, the question of sewer capacity generally speaking, you know I'm not getting into specifics here but generally speaking, is a question that will be in some part if not in large part determined and decided by another State agency namely Department of Environmental Conservation. So before they can develop the property in the manner that they'd like to, they are going to have to meet sewer capacity and have sewer capacity such as will satisfy the DEC in addition to which their controlling agency, the Board of Education is not going to give them permission to occupy a building if there are not adequate sanitary facilities so they are going to have to address that question even if nothing further is ever said to them by this board or even by anybody in the Town of New Windsor. They are still going to have to take care of it.

MR. PETRO: Motion has been made.

MR. LANDER: Second it.

MR. PETRO: And seconded that the New Windsor Planning Board to approve Sky-Lom lot line change. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN: Just one thing before I vote on this, this is the first time I've seen this map, whether or not the Board of Education has worked closely with New Windsor for the last three months is all well and good but Henry hasn't seen it and I haven't seen it and Bill has shown me older maps that have brought us a little closer to what's going on here. So I'm going to vote yes but this is the first time we've seen this map for one reason or another. Originally, it was ten acres now it's 66 so he's not the only Planning Board member that hasn't seen it. I'm going to vote yes on this lot line change. Normally, we do not approve a lot line change in one evening. We don't normally do that.

MR. DUBALDI: I also like to share the same comments that Ron, I mean I'm sure I have been working with everybody but this is the first time I've seen this and I feel very pressured almost as if I have to vote yes for this. This is the situation I'm in and I don't like to do that. I really don't. I'm going to vote yes. I have many reservations about both the lot line change, what it does to the plan and also building a school there which doesn't have anything to do with the plan but I'll cast a yes vote under the circumstances, reluctantly.

MR. PETRO: Abstain.

MR. LANDER: Aye



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SKY-LOM LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 4-BLOCK 2-LOTS 14.12 AND 14.22
PROJECT NUMBER: 93-39
DATE: 8 DECEMBER 1993
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE BETWEEN
TWO EXISTING PARCELS OF SKY-LOM DEVELOPMENT CORP.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The proposed lot line change revises the area of the parcel surrounding the Epiphany main buildings, increasing same from 10.98 +/- acres to 66.13 +/- acres. The other lot would include the western area of the site and the front parcel (along Route 32), with same connected via a 50' strip along the south property line.

As well, it should be noted that an easement and right-of-way is proposed through Lot 1 to coincide with the proposed access road running from the westerly parcel to Union Avenue. This easement and right-of-way are located to comply with the development plan outlined in the Environmental Impact Statement and overall PUD Development Plan.

Provisions have also been made along the southerly property line to allow grading outside the 50' strip, apparently with the intention of allowing for the construction of a connector road between the two portions of Lot 2.

2. The two parcels proposed appear to easily comply with the minimum bulk requirements for the zone.
3. The Board may wish to discuss, with the Applicant, the supporting reasons for the lot line change as proposed, including the proposed access easements and grading easement provisions. All these provisions and the lot line arrangement should be reviewed with relation to the overall development previously proposed by the Applicant and reviewed by the Planning Board and Town Board.

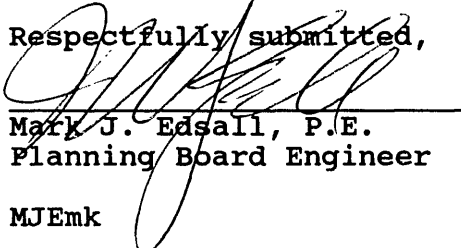
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: SKY-LOM LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 4-BLOCK 2-LOTS 14.12 AND 14.22
PROJECT NUMBER: 93-39
DATE: 8 DECEMBER 1993

4. A determination should be made as to the appropriate steps necessary with respect to SEQRA, relative to this proposed action.
5. At this time, since no development is proposed, I am aware of no technical issues relative to this lot line change application. If the Board identifies any concerns which require further review, I will be pleased to review same, as deemed necessary by the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SKY.mk

93-39

DEC - 3 1993

P.B. # 93-39 Application

0034638

565-1100
Drake, Sommers, Loeb, Tarshis & Catania, P.C.
ATTORNEYS & COUNSELLORS AT LAW
DISBURSEMENT ACCOUNT
ONE CORWIN COURT P.O. BOX 1479
NEWBURGH, NEW YORK 12550

FLEET BANK
NEWBURGH OFFICE
NEWBURGH, NY 12550-5301
29-1/213

VCHR 12547

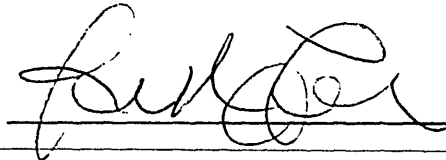
DATE
DECEMBER 1, 1993

AMOUNT
\$*****50.00

PAY FIFTY AND 00/100

Town of New Windsor

TO
THE
ORDER
OF



⑈034638⑈ ⑆021300019⑆ 512 1001855⑈

P.B. # 93-39 ESCROW

0034639

565-1100
Drake, Sommers, Loeb, Tarshis & Catania, P.C.
ATTORNEYS & COUNSELLORS AT LAW
DISBURSEMENT ACCOUNT
ONE CORWIN COURT P.O. BOX 1479
NEWBURGH, NEW YORK 12550

FLEET BANK
NEWBURGH OFFICE
NEWBURGH, NY 12550-5301
29-1/213

VCHR 12548

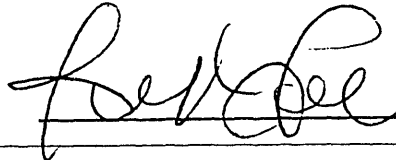
DATE
DECEMBER 1, 1993

AMOUNT
\$*****150.00

PAY ONE HUNDRED AND FIFTY AND 00/100

Town of New Windsor

TO
THE
ORDER
OF



⑈034639⑈ ⑆021300019⑆ 512 1001855⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-39 *Key-Love*

DATE PLAN RECEIVED: DEC - 3 1993

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Greene for the building or subdivision of
_____ has been
reviewed by me and is approved *✓*
disapproved _____.

If disapproved, please list reason _____

Greg L. [Signature] 12/23/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-39 Sky-Lom

DATE PLAN RECEIVED: DEC - 3 1993

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

SKY-LOM _____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 12.13.93
SANITARY SUPERINTENDENT _____ DATE _____

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 6 December 1993
SUBJECT: Sky-Lom Development Corp.

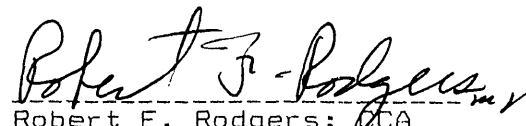
PLANNING BOARD REFERENCE NUMBER: PB-93-39
DATED: 3 December 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-070

A review of the above referenced subject lot line change was conducted on 3 December 1993.

This lot line change is acceptable.

PLANS DATED: 30 November 1993; Revision 2.


Robert F. Rodgers; OCA
Fire Inspector

RFR:mr
Att.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR ~~SITE PLAN, SUBDIVISION PLAN,~~
~~OR~~ LOT LINE CHANGE APPROVAL

SKY-Lom NEW WINDSOR DEVELOPMENT CORP.

1. Name of Project LOT-LINE CHANGE
2. Name of Applicant SKY-Lom NEW WINDSOR DEVELOPMENT CORP Phone (212) 832-2600
Address C/O THE BEEHIVE GROUP
430 PARK AVE NEW YORK N.Y. 10022
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JAMES R. LOEB Phone 565-1100
Address 1 CORWIN COURT NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting ATTORNEY Phone 565-1100
(Name)
7. Location: On the SOUTH side of UNION AVENUE
(Street)
AND THE WEST SIDE OF ROUTE 32
(Direction)
of _____
(Street)
8. ~~TOTAL~~ Acreage of Parcels 152.36 ± ac. 9. Zoning District OL1 & R-4
10. Tax Map Designation: Section 4 Block 2 Lots 14.12 & 14.22
11. This application is for LOT LINE CHANGE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? *No*

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership
 Section 4 Block 2 Lot(s) 14.12 & 14.22

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE, NEW YORK

SS. :

STATE OF NEW YORK

Isaac Shalom _____ being duly sworn, deposes and says
that he resides at 430 Park Avenue, New York, NY 10022
in the County of New York _____ and State of New York
and that he is (the owner in fee) of Vice President of Sky-Lom of
New Windsor Development Corp. _____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for ~~Special Use Approval~~ as described herein.

Lot Line Change

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

day of December 19~~8~~^{xx} 93

Notary Public

(Owner's Signature)

Isaac Shalom

(Applicant's Signature)

Vice President

(Title)

93 - 39

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership
Section 4 Block 2 Lot(s) 14.12 & 14.22

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ~~ORANGE~~ NEW YORK
SS.:
STATE OF NEW YORK

Isaac Shalom being duly sworn, deposes and says that he resides at 430 Park Avenue, New York, NY 10022 in the County of New York and State of New York and that he is (the owner in fee) of Vice President of Sky-Lom of New Windsor Development Corp. (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

Lot Line Change

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

1st day of December 1993

[Signature]
Notary Public

STEVEN I. HOLM
NOTARY PUBLIC, State of New York
No. 31-4684339
Qualified in New York County
Commission Expires October 31, 1994

[Signature]
(Owner's Signature)
Isaac Shalom
~~(Applicant's Signature)~~
Vice President
(Title)

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SEQR

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>SKY-LOM NEW WINDSOR DEVELOPMENT CORP.</u>	2. PROJECT NAME <u>SKY-LOM NEW WINDSOR DEVELOPMENT CORP. LOT LINE CHANGE</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTHWEST INTERSECTION OF UNION AVENUE AND ROUTE 32</u> <u>TAX MAP PARCELS: SECTION 4 BLOCK 2 LOTS 14.12 AND 14.22</u> <u>14.12</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>LOT LINE CHANGE BETWEEN TAX LOTS</u> <u>NEW LOT SIZES: LOT 14.12 66.13 ± AC</u> <u>LOT 14.22 86.23 ± AC</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>152.36 ±</u> acres Ultimately <u>152.36 ±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>SKY-LOM NEW WINDSOR DEVELOPMENT CORP.</u> Date: <u>12/1/93</u>	
Signature: <u>William B. Fildrum, L.S.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>	
<p>_____</p> <p>Name of Lead Agency</p>	
<p>_____</p> <p>Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____</p> <p>Title of Responsible Officer</p>
<p>_____</p> <p>Signature of Responsible Officer in Lead Agency</p>	<p>_____</p> <p>Signature of Preparer (If different from responsible officer)</p>
<p>_____</p> <p>Date</p>	

93 - 39

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Isaac Shalom, Vice President
Sky-Lom of New Windsor Development Corp.

_____, deposes and says that he
resides at 430 Park Avenue, New York, New York 10022
(Owner's Address)

in the County of New York

and State of New York

and that he is the owner in fee of TAX MAP SECTION 4
BLOCK 2 LOTS 14.12 AND 14.22

which is the premises described in the foregoing application and
that he has authorized James R. Loeb and William Hildreth
to make the foregoing application as described therein.

Date: December 1, 1993

Isaac Shalom
(Owner's Signature)

Isaac Shalom

(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST
USED FOR LOT LINE CHANGE

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. N/A Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. SEE PROXY Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

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29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

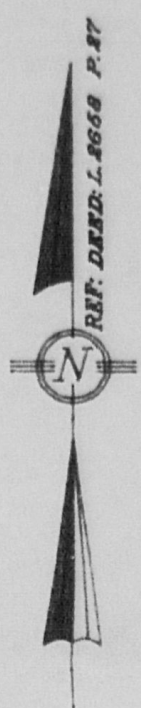
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

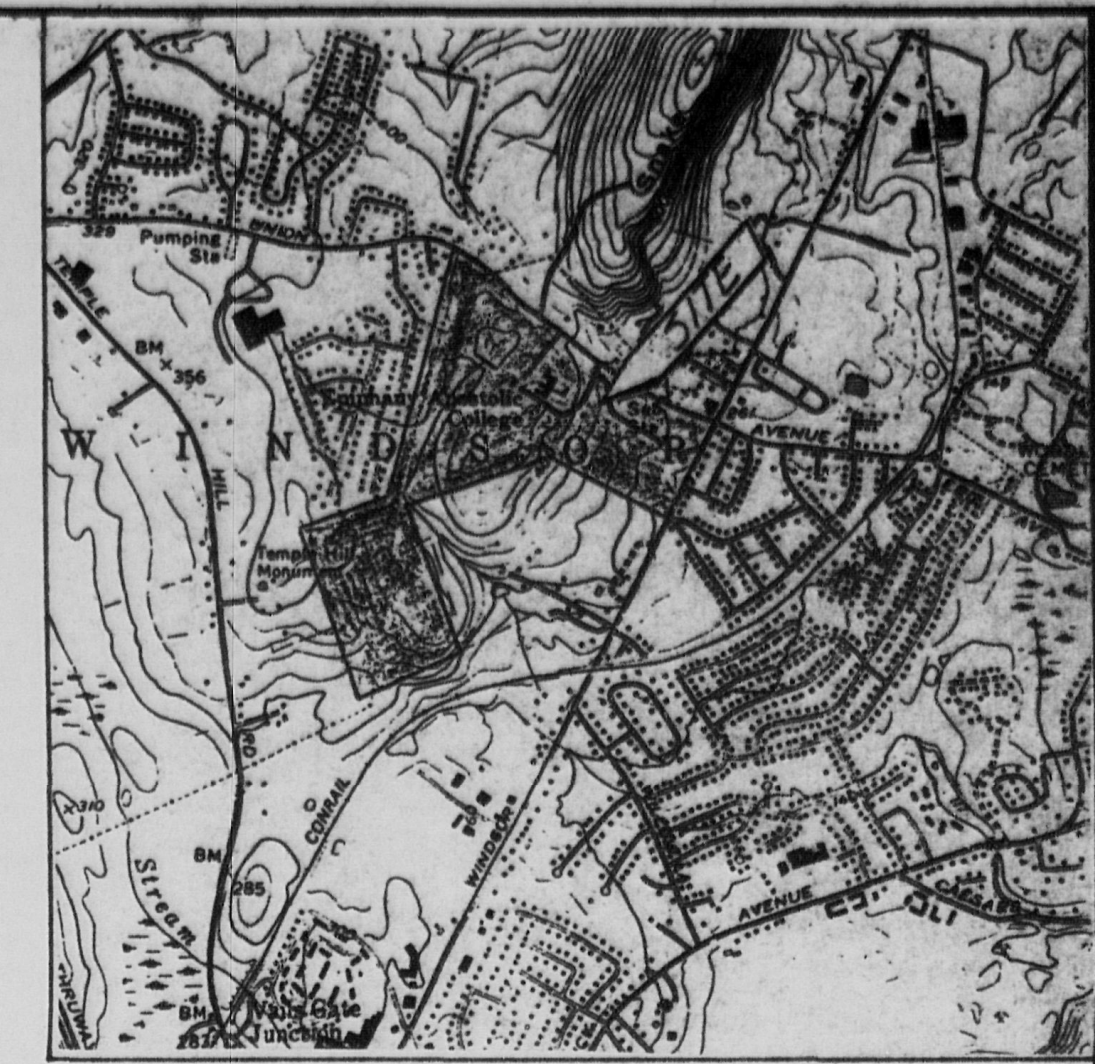
By: William B. Kilduff
Licensed Professional

Date: 1 DECEMBER 1993



LABELLED COURSES
PARCEL 1 F.M. 10059

No.	Bearing	Distance
L2	N41°15'43"W	15.00'
L3	S48°44'17"W	170.00'
L4	S48°44'17"W	85.00'
L5	N65°22'28"W	98.58'
L6	S65°30'00"W	50.00'
L7	S22°21'08"W	87.72'
L8	S60°0'40"W	133.06'
L9	S65°30'00"W	173.73'
L10	N08°20'30"E	85.45'
L11	N45°00'00"E	150.00'



LOCATION PLAN SCALE: 1"=2000'+/-

NOTES

- Being a proposed Lot-Line Change between lots shown on the Town of New Windsor Tax Maps as Section 4, Block 2, Lot No. 14.12 and 14.22. Also being a proposed Lot-Line Change between Lot 1 and Lot 2 as shown on a map entitled "Sky-Lom New Windsor Development Corp.", said map having been filed in the Orange County Clerk's Office on 22 October 1990 as Map No. 10059.
- OWNER/APPLICANT: Sky-Lom New Windsor Development Corp.
c/o The Beehive Group
430 Park Avenue
New York, New York 10022
- PROPERTY ZONES: OLI/R-4
- Boundaries shown hereon were taken from the above-referenced Map No. 10059, and were the result of field surveys completed on 11 December 1984 and 26 November 1990.
- Unauthorized alteration or addition to this plan is a violation of Section 7209 (2) of the New York State Education Law.

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 11 December 1984, and the field survey for the N.Y.S.D.O.T. acquisition completed on 26 November 1990 performed in accordance with the code of practice adopted by the N.Y.S. Society of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

LOT LINE CHANGE APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON FEB 16 1994
BY *James R. Petro*
JAMES R. PETRO, JR.
CHAIRMAN
PLANNING BOARD NO. 93-39



Grevas & Grevas LAND SURVEYORS 33 GUNNERS AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (516) 582-6687		PLAN FOR: SKY-LOM NEW WINDSOR DEVELOPMENT CORP.
REVISIONS:	ACAD:NBISCH	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
DATE DESCRIPTION	Drawn: WBS	
Nov. 93 ADDED GRADING EASEMENT, REV.	Checked:	
50' R.O.W.	Scale: 1"=200'	
30 Nov. 93 REVISED LOT LINE CHANGE	Date: 2 Nov. 1993	
	Job No: 84-249	

LOT LINE CHANGE PLAN